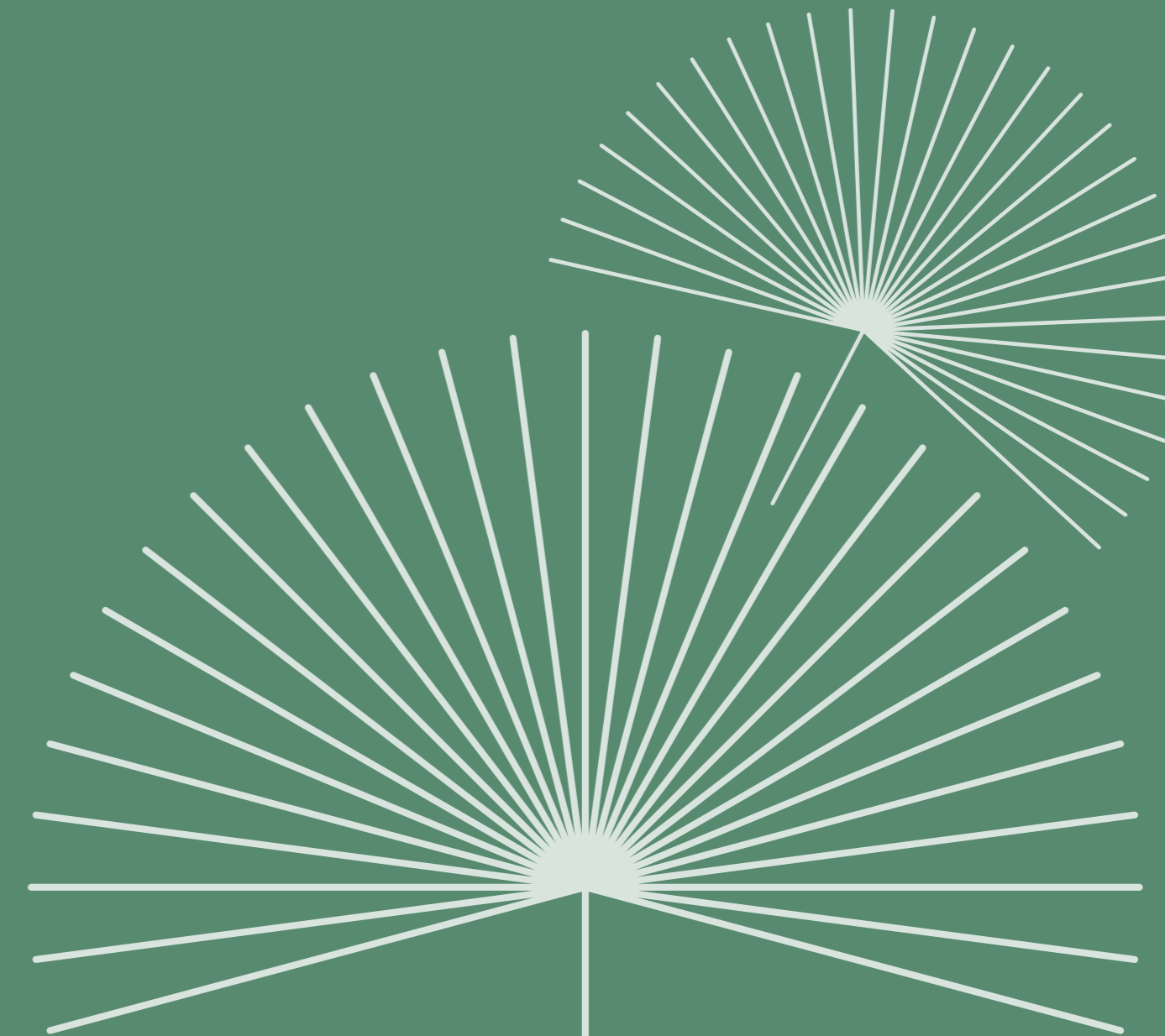
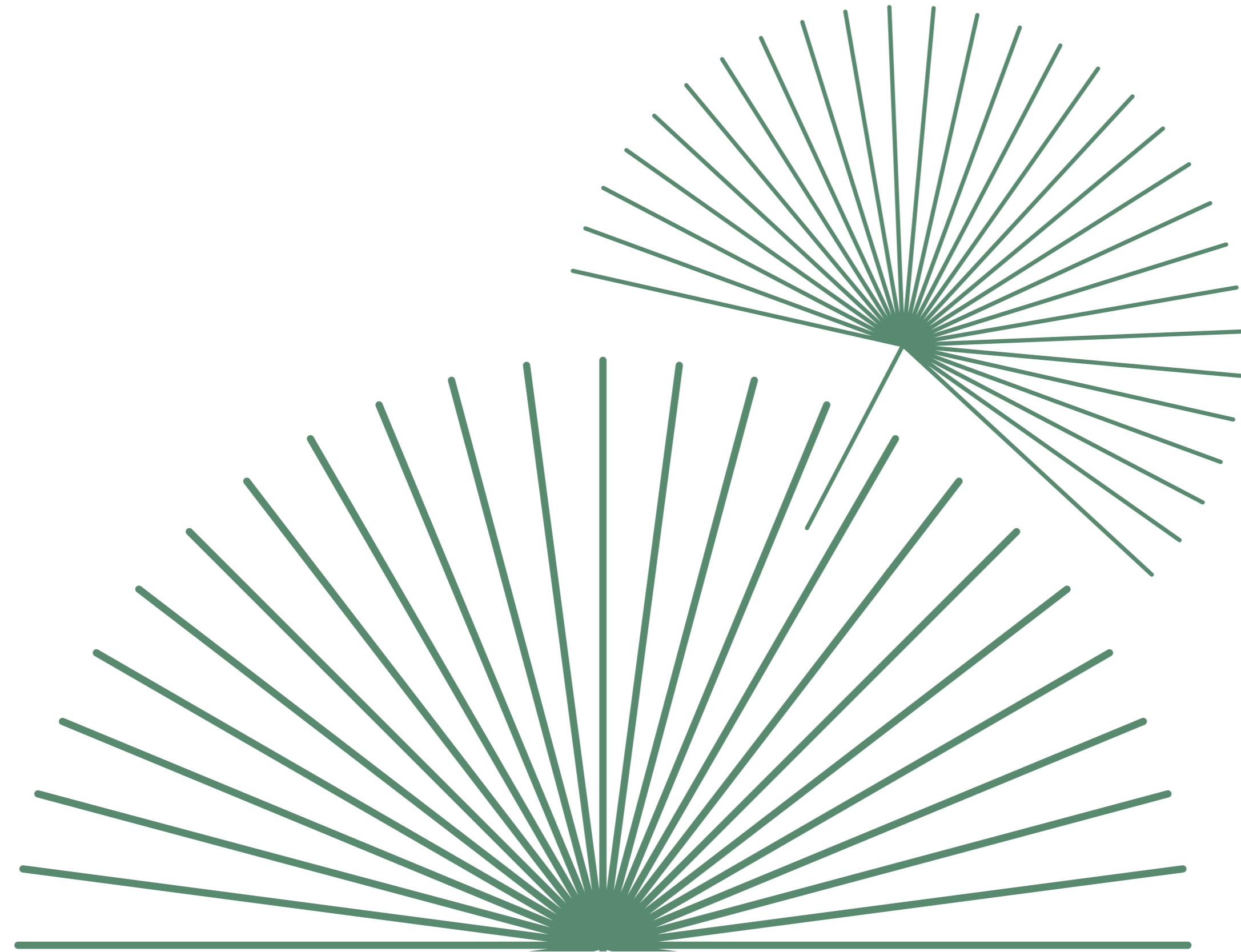




Corporate Office: 5th Floor, Sunny Mart, New Aatish Market, Shanthi Nagar, Mansarovar, Jaipur- 302020 Rajasthan | [info@aashishgroup.org](mailto:info@aashishgroup.org) | 86 87 88 22 22

RERA No. RAJ/P/2024/2965 | RERA Website: [www.rera.rajasthan.gov.in](http://www.rera.rajasthan.gov.in)





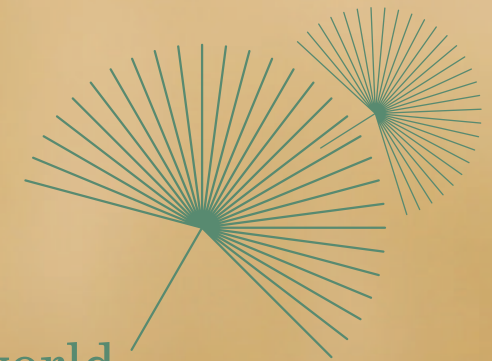

# J Park

1 & 3 BHK Apartments | Mansarovar Ext., Jaipur

"J Park" is envisioned as a groundbreaking real estate project aimed at setting

**A new standard of living in urban environments.**

It is designed to cater to the evolving needs and aspirations of modern urban dwellers, offering an unparalleled blend of luxury, sustainability, and community living.



**Escape the world,  
experience the bliss.**

Aashish Group's J Park is about creating a reality where the world and life thrive on open perspectives. You can see a perfect blend of joy and luxury in every detail of the designing and planning. Believe us, it's a world outside the world meant to give you pure bliss with no parallels. Experience it and feel the difference.

## Whispers of Serenity, Amidst Urban Pulse.

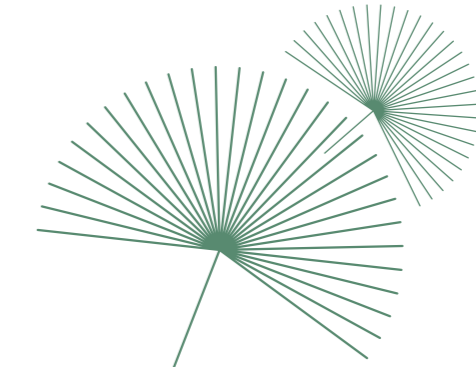
J Park is located at the happening location of Mansarovar extension, Jaipur. The project offers a sense of serenity in its creation. J Park is a quiet, cool and inspiring world where the world outside is properly connected but not interfere in the aura inside. Choose tranquillity without compromising on the connectivity part of it.

**J Park**  
1 & 3 BHK Apartments  
Mansarovar Ext. Jaipur

### MAHINDRA SEZ

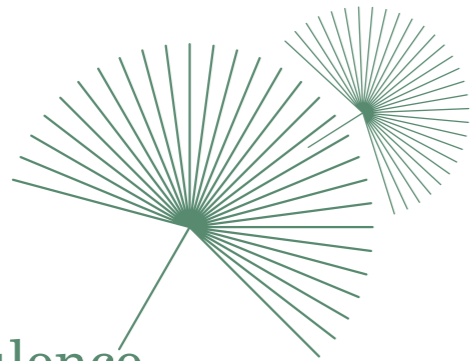


Map not to scale



# A new standard of living.

Based on the concept of parametric architecture, J Park opens up a new world of splendour and welcomes you in a style. Get ready to be surprised by its sheer charm and. There are vibes that thrill its residents and splashes vibrant colours of a desirous living. Enter the paradise of joy and let the feeling grow on you.



## Discover Opulence, Enter the Realm of Luxury Living.

The drop-off zone of J Park creates a signature of a defining class. The zone blends the elements of luxury into the expressions of a vibrant lifestyle. It announces your arrival and leaves the impressions of the high echelon of the society. Touch the opulence in its most illustrated form.





## Captivating Perspectives, Embrace the Beauty of Verdant Landscapes

In J Park, your life spaces are surrounded by beautiful landscapes. Choose any direction, take a few steps, a mesmerising view is waiting for you with all its elements. Absorb the ambience, claim your freedom without boundaries.



## Uncover Tranquility, Get Mesmerized by Welcoming Greens.

Life unwraps many levels of pleasure in J Park. The podium garden here tells many stories of relaxing moments spent with friends and family. Take some time out and paint a picture of a free flowing life at the backdrop of a smiling neighbourhood. Go, all of it is waiting for you.



A splendid park with a vibrant community as audience is a visual treat for all. Witness life playing with a free mind and creating memories of a lifetime. It's ready to host the moments of your leisure time with open arms.



There is another part of the game. A park equipped with all the amenities and designed to give every member of the family a space to unwind and break the monotony of the daily routine. Come, find your place and enjoy.



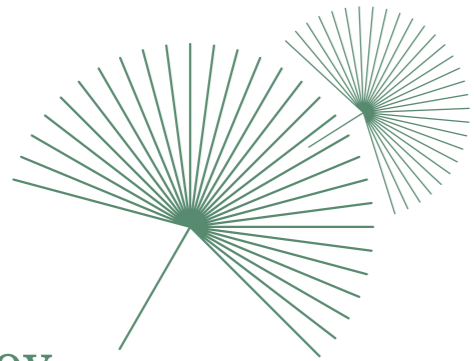
# J Park

J Park is an ambitious residential development by Aashish Group. The project consists of 1 & 3 BHK luxury apartments at the thriving location of Mansarovar Extension, Jaipur.

J Park is a masterpiece of architecture that gives new shades to the canvas of modern living.

You can see a fine balance of art and science in every detail of planning and execution.

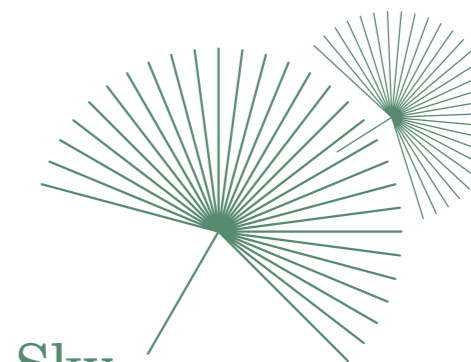
J Park is the embodiment of luxurious living in a very subtle and classic way.



## Experience Joy at the Vibrant Heart of Celebration Square.

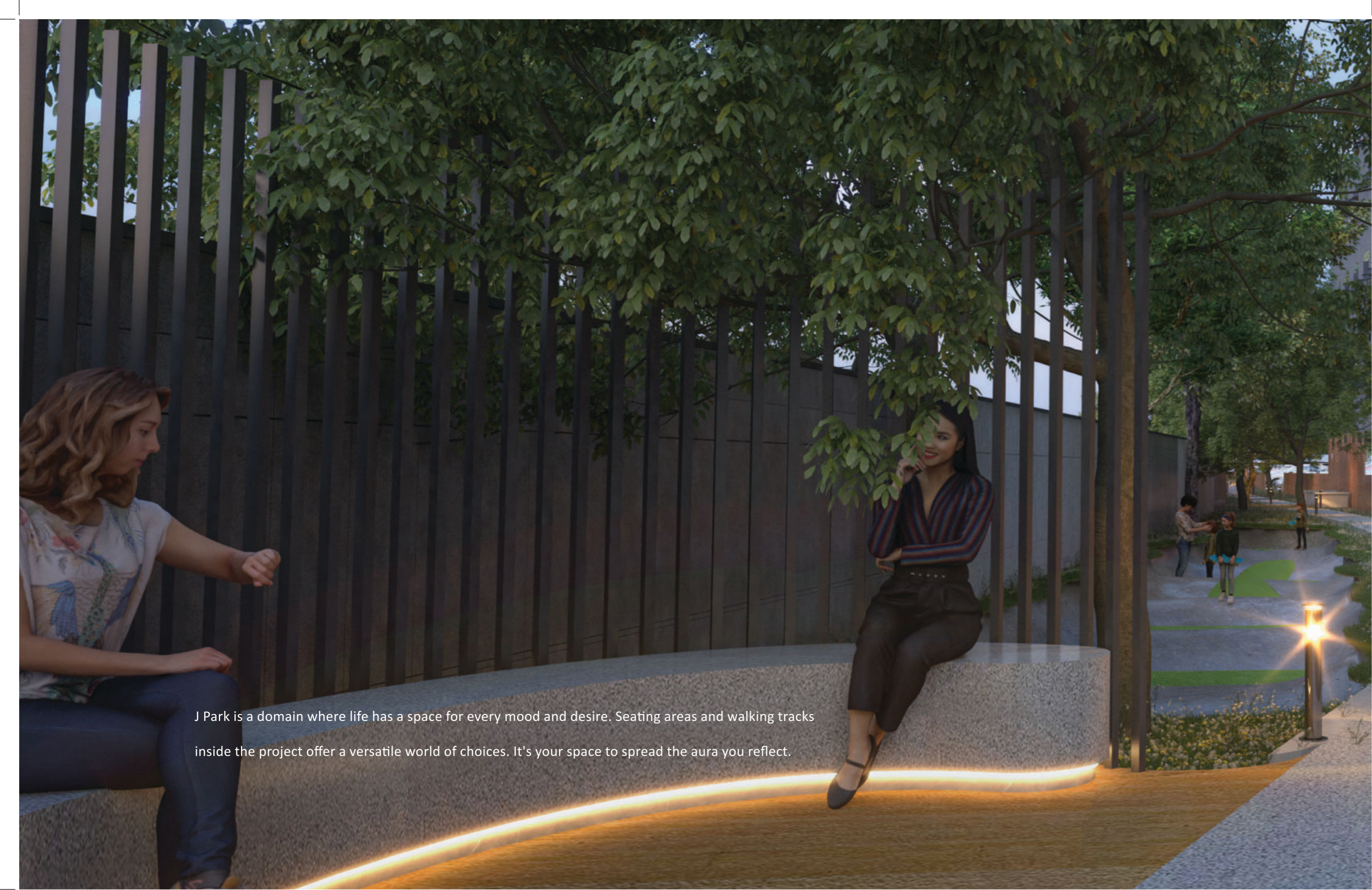
Life and celebration go hand in hand, that's why J Park houses an aesthetically done celebration square. It's a place where festivals find their spirit, social occasions extend their boundaries and casual get together turn into high octane stories of fun and entertainment. Find your reason and kick-start the celebration.





## Stroll in the Sky, Reach New Heights at the Rooftop Skywalk

There are moments when you feel like walking on the clouds. At J Park rooftop skywalk, it's very much possible. Leave the world & work behind, be on top of the world and have a conversation with yourself. It's your passport to defy gravity and walk carefree while enjoying timeless moments. More than just an amenity, it about elevating the very notion of modern living.



J Park is a domain where life has a space for every mood and desire. Seating areas and walking tracks inside the project offer a versatile world of choices. It's your space to spread the aura you reflect.





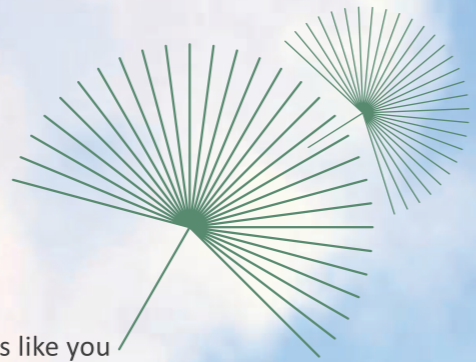
## Elevate your desires, find solace in silk and serenade.

Give your imaginations wings and create a smooth texture of life mingled with a perfect lifestyle. J Park is meant to provide life a platform where life is nothing but an illustration of deep desires. It's quiet, but talks volumes about you and your vision for life. Elevate your level of luxury and let the world witness the glory.



# J Park

1 & 3 BHK Apartments | Mansarovar Ext., Jaipur



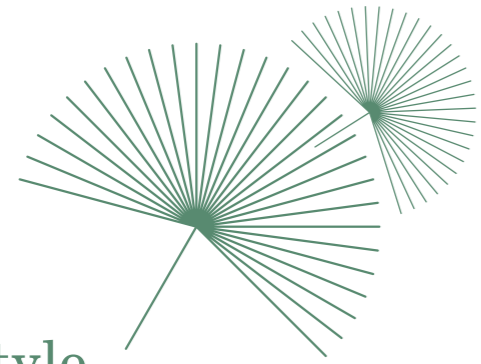
A 5 story clubhouse adorned with everything that class deserves. It's J Club, it's for connoisseurs like you who understand the value of living life king-size. Touch the shine of class and let it reflect in your status.



# J Park

1 & 3 BHK Apartments | Mansarovar Ext., Jaipur





Unwind in Style,  
Welcome to exclusive retreat at

**J**club

The swimming pool at J Club is beyond the definition of class. Drench in the opulent feeling of luxury and let the time flow at its own pace. You have all the reasons to take a break after those hectic days, replenish yourself with energy and spirit to take on the life with a fresh approach.



J club



Open seating areas in J Park define the idea of outdoor living in a new light. You get plenty of space and spectacular views to sit, relax and reflect. Consider it as your personal space outside your home and live it with all your heart.

J club



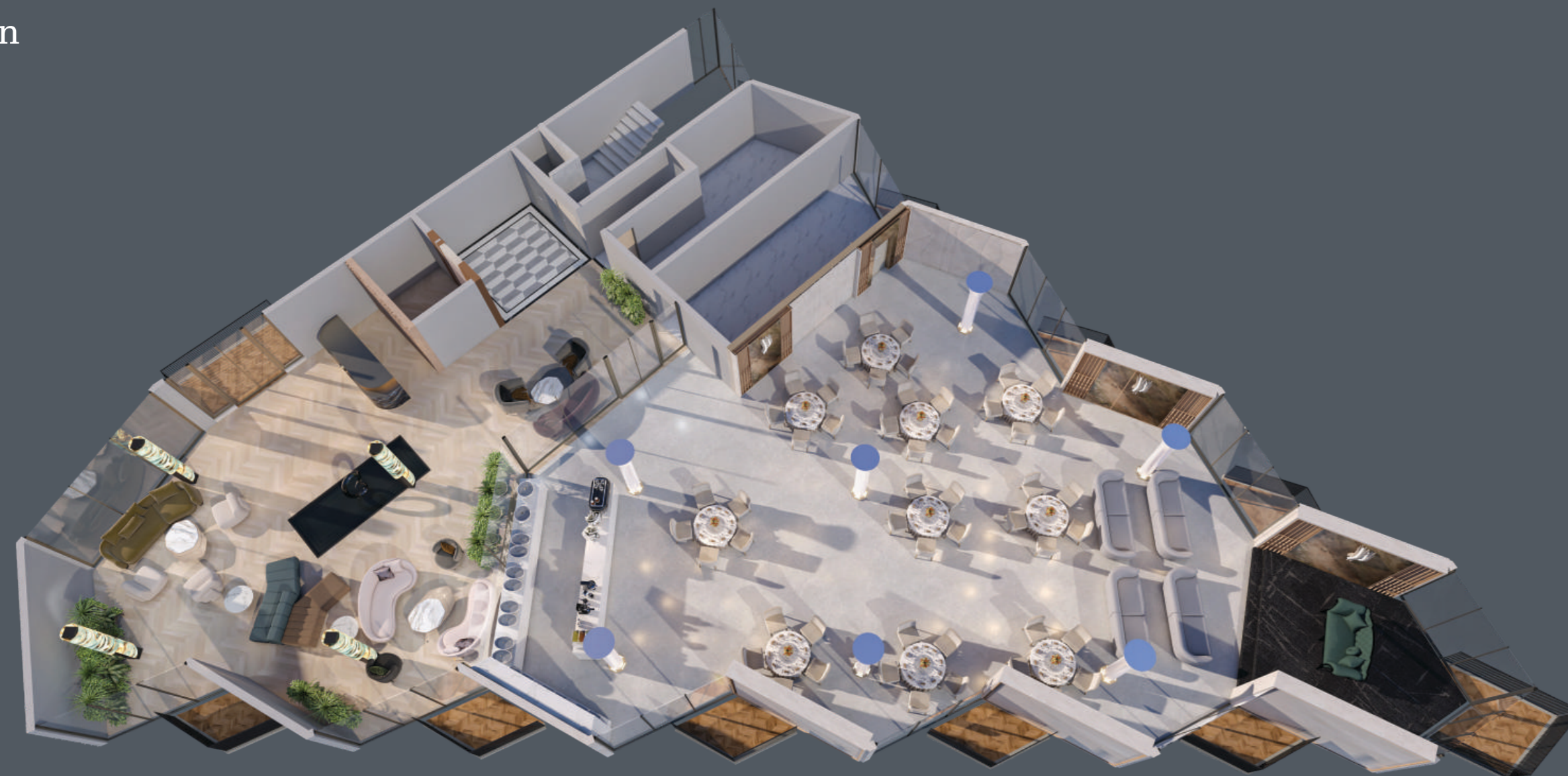
J Club swimming pool is an experience in itself. It pampers your senses and relaxes you in a very cool and comforting way. Give leisure a serious thought and be here to soak in the luxury of a happy and contented living.



## First Floor Plan

### Legend

1. Reception with feature area
2. Waiting -Area
3. Lift and staircase Lobby
4. Common Toilets
5. Community Hall with stage
6. Kitchen



Lift and Staircase Lobby



Reception with Feature Area



Waiting Area



Community Hall with stage

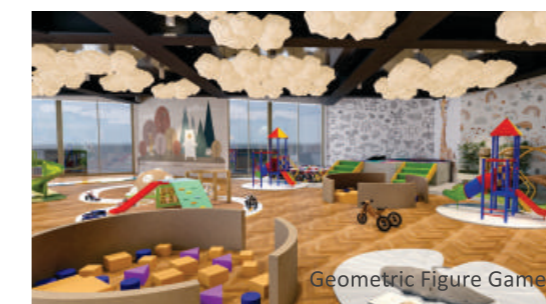
The first floor of J Club is surrounded by the opulence of a class. It illustrates a beaming picture of a life where desires find their ground to blossom into a collage of happy and happening colours. An exclusive community is here waiting for you to join.



## Second Floor Plan

### Legend

1. Lift and Staircase Lobby
2. Common toilets (male and female)
3. Waiting lounge
4. Tree seating for children
5. Music area
6. Kids activity area (3-6 yrs)
7. Painting zone
8. Block game
9. Play station
10. Kids playing area (0-3 yrs)
11. Geometric figure games
12. Climbing wall
13. Sleeping area for kids
14. Dancing zone



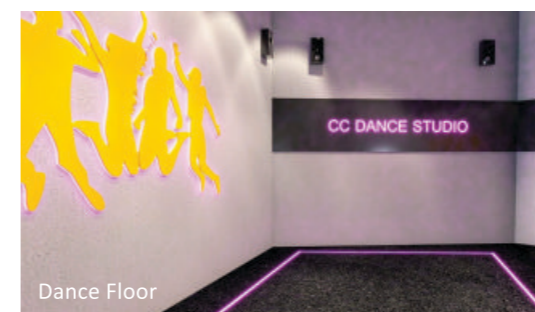
J Club's second floor opens new avenues for childhood. There are options to choose from and there is a whole new world of fun and excitement. These are the spaces full of excitement and above all they are the best buddies of a thriving childhood.



## Third Floor Plan

### Legend

1. Lift and staircase lobby
2. Central lobby with reception  
and common seating space
3. Male steam and massage area with utilities
4. Female steam and massage area with utilities
5. Yoga and aerobics zone
6. Pilate Studio
7. Gymnasium



Dance Floor



Gym Area



Music Room



Pilate Studio



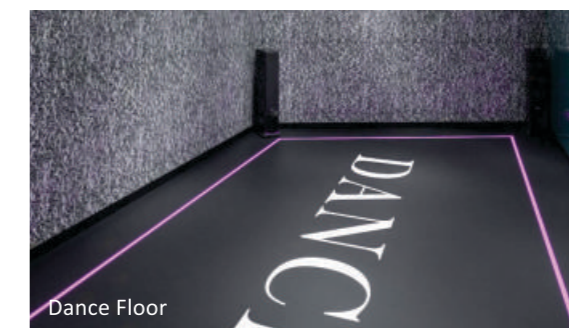
Yoga and Aerobics Zone



Central Lobby with reception



Music Room



Dance Floor



Steam Area

Wellness has a different level at J Club. Come to the third floor and find your way to stay fit while enjoying the process.

Keep the worldly things aside, be with yourself and enjoy the company.



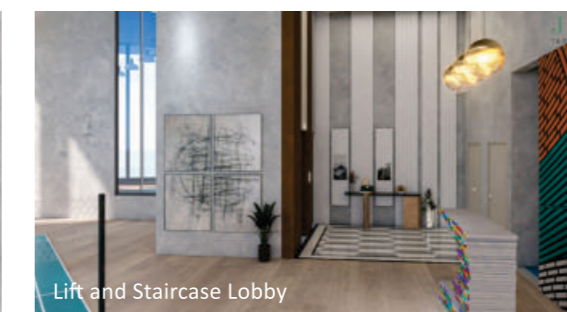
## Fourth Floor Plan

### Legend

1. Lift and Staircase Lobby
2. Reception area
3. Badminton Court
4. Parametric seating
5. Common toilet (male and female)
6. Playstation arena
7. Waiting area
8. Coffee counter space
9. High rise seating space
10. Wall games area (tic tac toe and dartboard game)
11. Air hockey table
12. Billiards table
13. Foosball table
14. Table tennis
15. Carrom table



Parametric seating



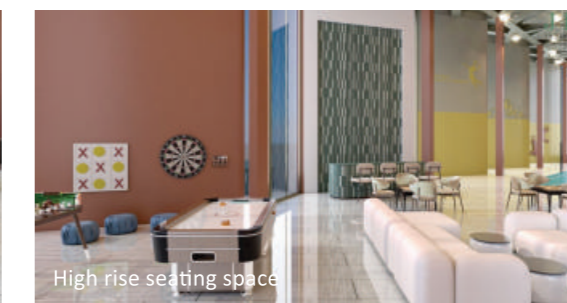
Lift and Staircase Lobby



Air hockey table



Badminton Court



High rise seating space



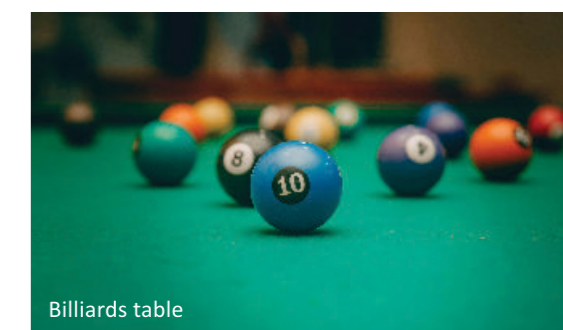
Wall Games Area



Yoga Studio



Table Tennis



Billiards table

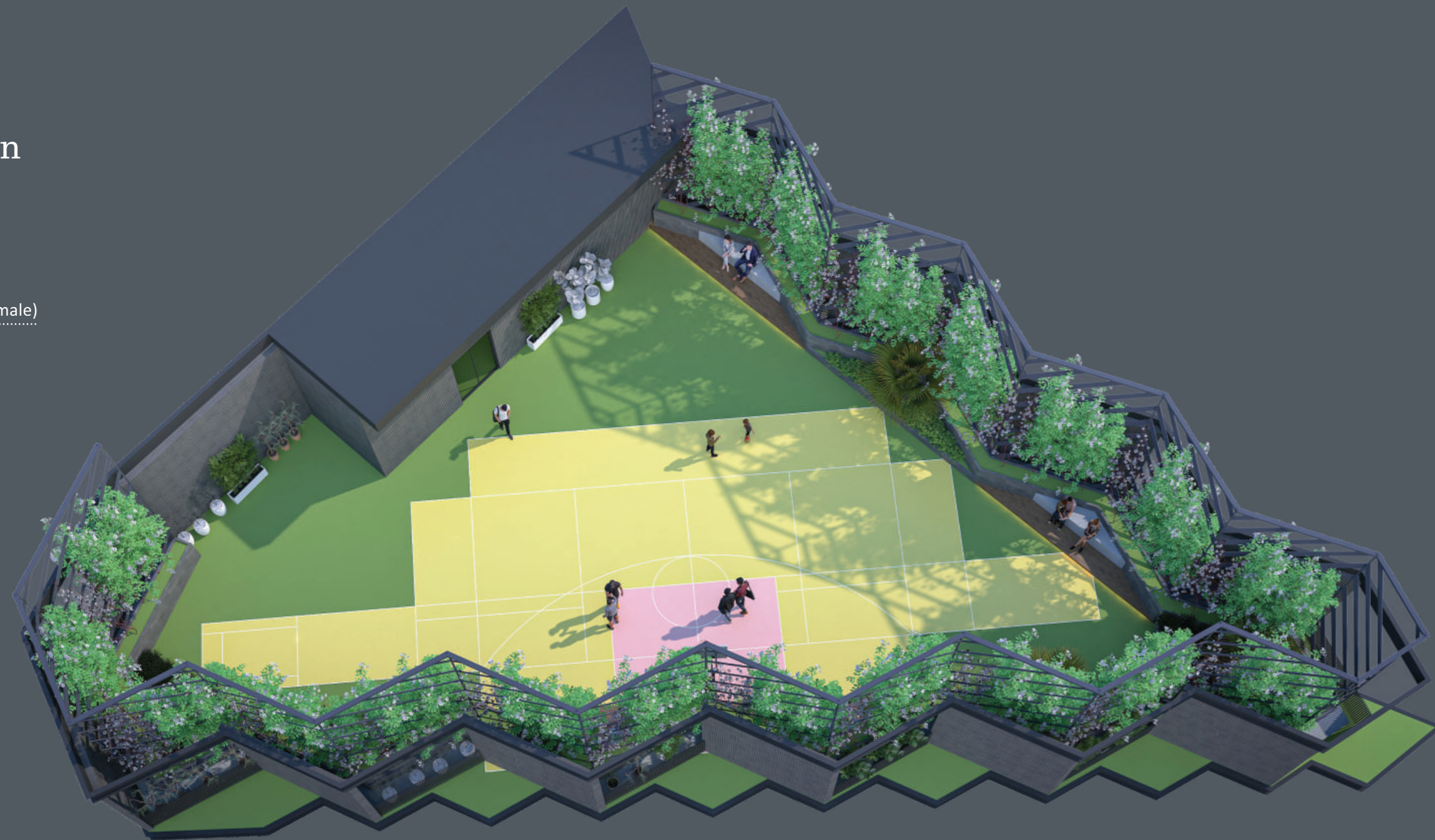
The fourth floor of the J Club is an indoor sports hub. So, choose an indoor sport of your choice, call your partner and be ready to add thrill to the moments of life. Welcome to the sports edition of life



## Fifth Floor Plan

### Legend

1. Basketball
2. Lift and staircase lobby
3. Common toilets (male and female)
4. Multisports arena



Basketball

The fifth floor of the J Club is reserved for the basket ball lovers. Wear your gear, charge up your spirit, let the momentum begin.

Playing at the top level with a true sportsmanship has its own rewards. Live the spirit of the game and make winning optional.

# Site Plan

## Ground Floor

### Legend

- |  |   |
|--|---|
| 1. Entrance gate Comple                              | 16. Cascade Fountain                                  |
| 2. Name Signage                                      | 17. Boardwalk   |
| 3. Peeling Water Sheet Fountain                      | 18. Tower B Drop Off Plaza                            |
| 4. Entrance Plaza                                    | 19. Driveway  |
| 5. Green Wall  | 20. Service Infrastructure Corner Screens by Greens   |
| 6. Sloping Green Fringe                              | 21. Solid Waste Collection Corner                     |
| 7. Lower Green Fringe                                | 22. Savannah Seating Node                             |
| 8. Multi-user Gesture                                | 23. Skating Rink & Adventure Skating Loop             |
| 9. Pedestrian Gesture                                | 24. Hidden Water Wonder (With Mounds & Rock Seating)  |
| 10. Temple   | 25. Tower A Drop Off Plaza                            |
| 11. Vertical Trellis                                 | 26. Festive Triangle (Large Conglomeration Landscape) |
| 12. Dense Canopy Shading Trees Buffer                | 27. Playmate Water Jets                               |
| 13. Open Car Parking Finished with Grasscrete Pavers | 28. Leisure Mounds                                    |
| 14. Seating Nodes                                    | 29. Fragrant Edge                                     |
| 15. Treasure Trail (Walking, Jogging & Cycle Track)  | 30. Visitor's Parking                                 |



Site Plan  
Podium Floor

Legend

- |                                     |  |
|-------------------------------------|--|
| 1. Podium Entrance                  | 17. Podium Green Edge                      |
| 2. Kite Shadowed Resting Curve      | 18. Night Garden                           |
| 3. Green Curtain Pocket             | 19. Seating Alcove                         |
| 4. Exotic Green Island              | 20. Sensory Pathway                        |
| 5. Clubhouse Access                 | 21. Meadows Garden                         |
| 6. Tower A Entrance Plaza           | 22. rainbow On Ground                      |
| 7. Semi-shaded Transitional Gateway | 23. Walkway                                |
| 8. Featuristic Transitional Greens  | 24. Tot Nook                               |
| 9. Frolic Park                      | 25. Adventure Play Area with EPDM Flooring |
| 10. Shading Green Nodes             | 26. Blooming Garden                        |
| 11. Promenade                       | 27. Sand Pit                               |
| 12. Play Rolling Mounds             | 28. Kids Play Patio                        |
| 13. Meditation Deck                 | 29. Two Tiered Hedges                      |
| 14. J Jungle                        | 30. Rock Garden                            |
| 15. Meandering Trail                | 31. Rock Climbing Wall                     |
| 16. Jungle Deck                     |  |

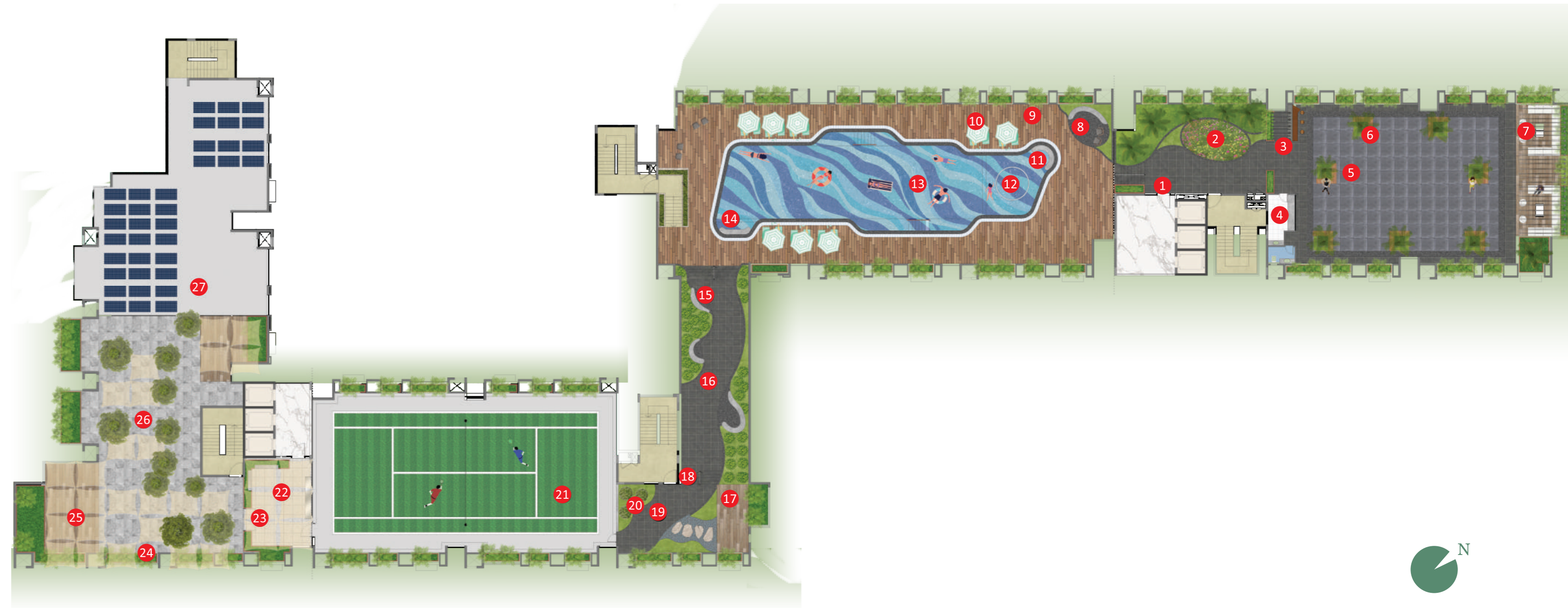


# Site Plan

## Terrace Floor

### Legend

- 1. Tower A Arrival Court
- 2. Exotic Planting Ray
- 3. Live Counter
- 4. Ancillary Facilities
- 5. J Luoungue
- 6. Multi- Level Planter
- 7. Cabana Seating
- 8. Pool Seating Patio
- 9. Pool Deck
- 10. Pool Deck Furniture
- 11. Kid's Pool
- 12. Rain Dance
- 13. Swimming Pool
- 15. Seating Alcove
- 16. Ridgewalk
- 17. Resting Deck
- 18. Ridgewalk Entrance
- 19. Walkway
- 20. Planter with Tall Shrubs
- 21. Tennis Court
- 22. Tower B Arrival Court
- 23. Access Control
- 24. Peripheral Planting Edge
- 25. Kids Patio
- 26. Kids Vocational Terrace
- 27. Green Energy Zone (Solar Panels)



# Typical Layout Plan

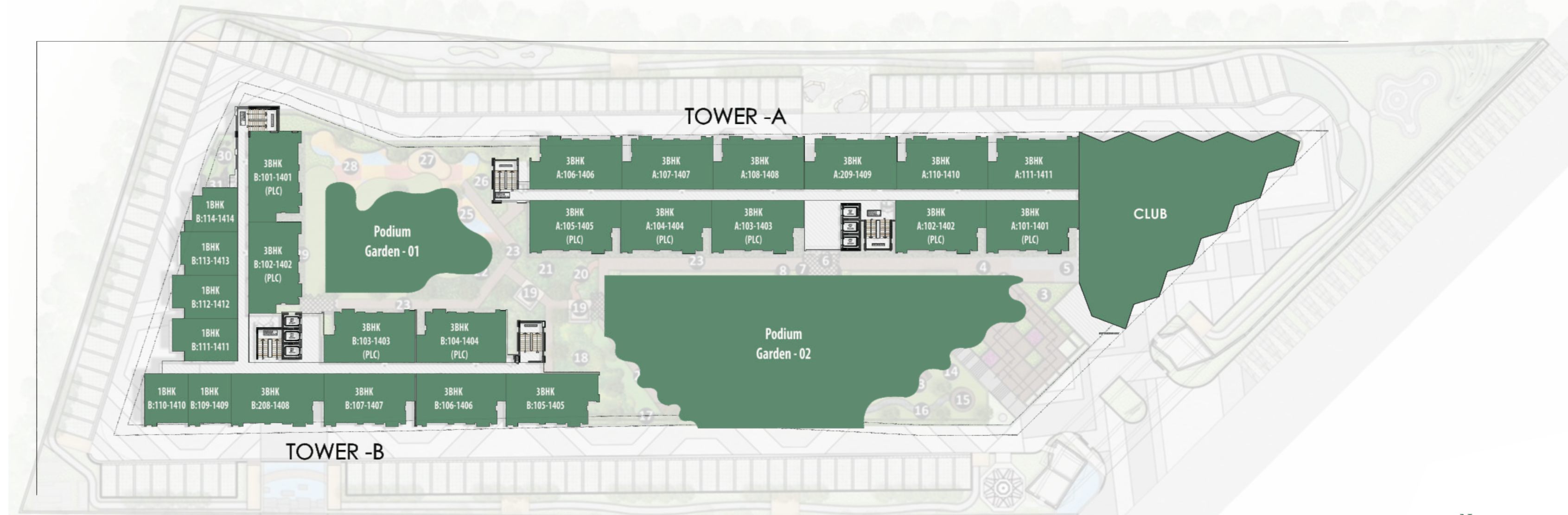
## Podium Floor



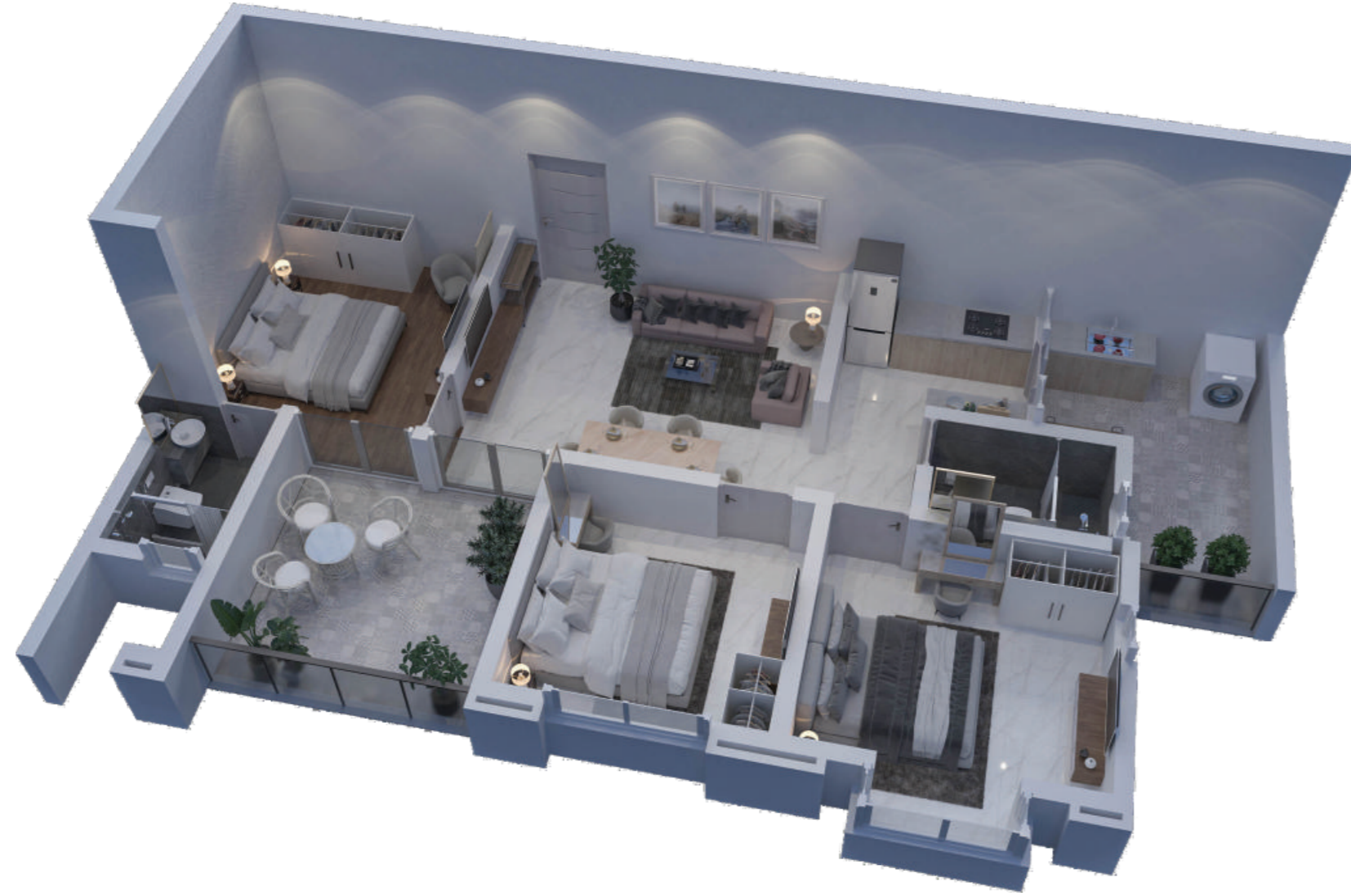
Area Table

FLAT NO.	UNIT TYPE	NO OF APARTMENTS	CARPET AREA (CMJAY)(sqm)	BUILT UP AREA /UNIT (sqm)	BALCONY AREA (sqm)	BALCONY AREA (50%)(sqm)	COMMON AREA (sqm)	SBUA/UNIT (CMJAY) (sqm)	SBUA/UNIT (35% LOADING) (sqm)	LOCATION
A 101-1401	3BHK	14	59.91	76.19	19.11	9.56	31.64	117.39	128.66	PODIUM FACING
A 102-1402		14	59.91	76.19	19.11	9.56	31.64	117.39	128.66	PODIUM FACING
A 103-1403		14	59.91	76.19	19.11	9.56	31.64	117.39	128.66	PODIUM FACING
A 104-1404		14	59.91	76.19	19.11	9.56	31.64	117.39	128.66	PODIUM FACING
A 105-1405		14	59.91	76.19	19.11	9.56	31.64	117.39	128.66	PODIUM FACING
A 106-1406		14	59.91	76.19	19.11	9.56	31.64	117.39	128.66	GREEN AREA FACING
A 107-1407		14	59.91	76.19	19.11	9.56	31.64	117.39	128.66	GREEN AREA FACING
A 108-1408		14	59.91	76.19	19.11	9.56	31.64	117.39	128.66	GREEN AREA FACING
A 209-1409		13	59.91	76.19	19.11	9.56	31.64	117.39	128.66	GREEN AREA FACING
A 110-1410		14	59.91	76.19	19.11	9.56	31.64	117.39	128.66	GREEN AREA FACING
A 111-1411	14	59.91	76.19	19.11	9.56	31.64	117.39	128.66	GREEN AREA FACING	

FLAT NO.	UNIT TYPE	NO OF APARTMENTS	CARPET AREA (CMJAY)(sqm)	BUILT UP AREA /UNIT (sqm)	BALCONY AREA (sqm)	BALCONY AREA (50%)(sqm)	COMMON AREA (sqm)	SBUA/UNIT (CMJAY) (sqm)	SBUA/UNIT (35% LOADING) (sqm)	LOCATION	
B 101-1401	3BHK	14	59.91	76.19	19.11	9.56	31.64	117.39	128.66	PODIUM FACING	
B 102-1402		14	59.91	76.19	19.11	9.56	31.64	117.39	128.66	PODIUM FACING	
B 103-1403		14	59.91	76.19	19.11	9.56	31.64	117.39	128.66	PODIUM FACING	
B 104-1404		14	59.91	76.19	19.11	9.56	31.64	117.39	128.66	PODIUM FACING	
B 105-1405		14	59.91	76.19	19.11	9.56	31.64	117.39	128.66	GREEN AREA FACING	
B 106-1406		14	59.91	76.19	19.11	9.56	31.64	117.39	128.66	GREEN AREA FACING	
B 107-1407		14	59.91	76.19	19.11	9.56	31.64	117.39	128.66	GREEN AREA FACING	
B 208-1408		13	59.91	76.19	19.11	9.56	31.64	117.39	128.66	GREEN AREA FACING	
B 109-1409		1 BHK T2	14	28.72	36.01	11.60	5.80	31.64	73.45	64.27	GREEN AREA FACING
B 110-1410		1 BHK T2	14	28.72	36.01	11.60	5.80	31.64	73.45	64.27	GREEN AREA FACING
B 111-1411	1 BHK T1	14	28.72	36.01	23.00	11.50	31.64	79.15	79.66	GREEN AREA FACING	
B 112-1412	1 BHK T1	14	28.72	36.01	23.00	11.50	31.64	79.15	79.66	GREEN AREA FACING	
B 113-1413	1 BHK T3	14	28.66	36.01	17.06	8.53	31.64	76.18	71.64	GREEN AREA FACING	
B 114-1414	1 BHK T4	14	28.66	36.01	7.23	3.62	31.64	71.27	58.37	GREEN AREA FACING	



Unit Plans  
3 BHK



CARPET AREA (sq. ft.)	BUILT UP AREA /UNIT (sq. ft.)	BALCONY AREA (sq. ft.)	BALCONY AREA (50%) (sq. ft.)	COMMON AREA (sq. ft.)	SBUA/UNIT (sq. ft.)	SBUA/UNIT(35%) (LOADING) (sq. ft.)
644.86	820.10	205.69	102.90	340.57	1263.57	1384.88

Unit Plans  
1 BHK



CARPET AREA (sq. ft.)	BUILT UP AREA /UNIT (sq. ft.)	BALCONY AREA (sq. ft.)	BALCONY AREA (50%) (sq. ft.)	COMMON AREA (sq. ft.)	SBUA/UNIT (sq. ft.)	SBUA/UNIT(35%) (LOADING) (sq. ft.)
309.13	387.60	124.86	62.43	340.57	790.60	691.79



**A symphony of style,  
with luxury in every detail.**

The living space in J Park is full of life. It is the embodiment of architectural and lifestyle excellence. Find a new dimension of self existence and make the most out of every moment. It's a perfect fusion of class and defining beauty. Be here and feel the velvety touch of an inspiring life.





Bedrooms in J Park provide a personal world where your existence weaves new patterns of living. Give life an opportunity to smile with glow and create a balance between dreams and reality.



The kitchen is one area of J Park where each day finds the flavours of togetherness. Relish the delight of those cosy moments where days turn into a backdrop of celebration and make you savour the bliss of relations.

## The Team



With a rich legacy of 12 years of success, Aashish Group stands tall as the best real estate builder and property developer in Jaipur. We have been at the forefront of transforming the city's skyline, creating exceptional residential and commercial spaces that are not just buildings, but vibrant communities. If you are looking for flats in Jaipur, you are at the right place. Here is what you can be guaranteed to have when you buy a flat with Aashish Group.



### Principal Architect

Studio Saarth is a new age architectural firm based in Jaipur that specializes in high-end premium residential apartments, group housing communities, townships, mixed use developments, commercial offices, retail, institutional complexes and hospitality. As professionals, Studio Saarth aims to create world-class design solutions with deep social and cultural understanding of clients' scope, schedule and budget. Ar. Puneet Dua's passion for sustainable design has profoundly influenced architectural perspective and design processes.



### Landscape Designer

Studio HA is primarily a Landscape architecture consultancy, headed by Ar. Hemanshu Taneja, Proprietor and Principal Landscape Architect, & Ar. Aditi Gupta Taneja, Partner and Managing head at Studio HA. The firm has been in practice since 2012 and is committed to a responsive approach toward nature and society. With a presence across more than 10 cities and 4 states, and has a portfolio spanning across diverse projects from riverfront parks, city level public parks to campus scale residential and commercial projects to pilgrimages and farmhouses.



### Construction Consultant

Dhinwa Construction & Engineering is a modern-era construction company based in Jaipur, specializing in luxurious residential apartments, elegant hotels, innovative schools, cutting-edge factories, and state-of-the-art hospitals. One of our latest and most prestigious projects, J Park, exemplifies our dedication to delivering exceptional value without compromising our clients' budgets. Our expertise is evident in the meticulous attention to detail present in every aspect of our projects.